

Application details

Ref: 6/2015/0296	Applicant: Mr Ben Young	Case officer: Jonathan Maidman
Address: Valley Road (Nursery Bridge Farm), Harmans Cross, BH19 3DX		
Description: Station agricultural workers temporary accommodation		
Planning Committee: 30 September 2015		

Reason for decision process for this application

The Planning Committee is considering this application because:

The Chairman of the Planning Committee judged that consideration of the application should be undertaken by the Planning Committee – in particular whether it was essential for the applicant to live permanently on the site and whether the business was based on a sound financial basis.

Recommendation

To **grant** planning permission for a temporary three year period subject to conditions as set out in the attached Appendix.

Key planning issues

Issue	Conclusion
Principle of development	Acceptable provided it is proved to be essential for the applicant to permanently live at Nursery Bridge Farm.
Is it essential for the applicant to live on site at Nursery Bridge Farm?	Yes.
Scale, design and impact on the character and appearance of the Dorset area of outstanding natural beauty (AONB)	Acceptable.
Drainage and flood risk	Acceptable subject to the imposition of planning conditions.

Summary

The planning matters related to this application are finely balanced. On balance, officers are recommending approval.

Main report

The site

Consists of an area of agricultural land approximately 7.26 acres (2.94 hectares) in size to the north of the A351 and east of the settlement of Harmans Cross. The southern boundary of the holding abuts the railway line. At the north-western end of the site is a substantial modern agricultural building which has been erected in the last few years. There are also a number of other structures and items on the site associated with running the smallholding. The site is located outside the settlement boundary, within the open countryside, and Dorset Area of Outstanding Natural Beauty (AONB).

Proposed development

Station a temporary dwelling for an agricultural worker for a period of 3 years. The proposed dwelling is a timber chalet which would be approximately 12.2 metres in length and 6.7 metres in width. Height to eaves is approximately 2.2 metres and height to the ridge is approximately 5.1 metres. It is proposed to position this temporary dwelling approximately 4 metres to the east of the main agricultural building on site near to the north-western boundary. It will be placed onto a timber/concrete sleeper base.

The application is accompanied by an agricultural appraisal undertaken by the applicant's agent.

Background

Nursery Bridge Farm is a smallholding which is approximately 7.26 acres (2.94 hectares) in size. The land is subdivided into a number of paddocks and accessed off the A351. The applicant, Mr Young acquired Nursery Bridge Farm in 2001. Since this time the applicant has taken up other areas of land in the locality. The table below gives further details:

Land Owner	Size of Site	Location	Tenure Details
The Dean Family	26 acres	Harmans Cross	Licence Agreement running approximately 8 years
John Dory	13 acres	Gallows Gore	Licence Agreement running approximately 4 years
Sophie Dean	4.5 acres	Harmans Cross	Licence Agreement running approximately 3 years
R Turner	3 acres	Gallows Gore	Licence Agreement running approximately 3 years
Mr & Mrs Moreton	5 acres	Woolgarston	Licence Agreement running approximately 3 years
Michael Bond	9 acres	Corfe Castle	Licence Agreement running approximately 3 years
National Trust	8 acres	Corfe Castle	Licence Agreement running approximately 2 years
South African Owner	40 acres	Quince Hill Wood	Licence Agreement running approximately 4 years

Whilst building the business at Nursery Bridge Farm since he acquired it in 2001, the applicant has invested significantly in new agricultural machinery. A substantial new agricultural building (which was refused planning permission but granted on appeal) has been erected. The applicant has maintained full time (non-agricultural) employment during this time by working in a nearby garage in Harmans Cross.

Three years ago Mr Young acquired a business called 'Gourmet Goats'. This business came with a regular order for six goats a month. At the peak of operations in 2013 his business had a total of 1,200 goats and numerous other animals including 40 Dexter cattle, 70 sheep, 5 sows and a variety of poultry. Goat numbers have declined significantly because for the last 12 months the herd of goats has been affected by a disease. In February 2015 the business had 150 breeding goats and 30 offspring, 12 Dexter cattle, one sow, 12 angora goats and a range of laying hens and poultry.

The agent advises that the disease problem will be overcome shortly and the applicant is working towards building up animal numbers and produce to the following:

- 100-150 breeding nannies producing three crops of young goats at 200% in 2 years making an average of around 300-400 followers on the holding at any one time;
- 10 Dexter cows with 10 followers;
- 7 ewes with approximately 12 store lambs;
- 3 sows with litters;
- 30 angora goats;
- 100 laying hens;
- 30 ducks;
- 50 rare breed poultry;
- A vegetable garden used for growing a variety of salads and vegetables.

Goats are slaughtered at Dorset Abattoir and then butchered at Curtis's butchers in Wareham. The meat is then returned to Mr Young for boxing and delivering. The goat meat and the other meat products (which will be dealt with in the same way) are sold/delivered to a range of local outlets including:

- Norden Farm Shop in Corfe Castle;
- Felicity Farm Shop in Bridport;
- Shave Cross Public House in Bridport;
- Washing Pool Farm Shop in Bridport;
- The Pig on the Beach in Studland;
- The Greyhound in Corfe Castle;
- Various other farmers markets and other events;
- A range of miscellaneous private sales to friends, family and other acquaintances.

Relevant planning history

The holding was once part of land belonging to Wilkswood Farm. In 1989, the farm holding was sold off as a series of smaller plots of which Nursery Bridge Farm is one. Due to the landscape sensitivity of the site an Article 4 Direction was made on 25th July 1990 which removed agricultural permitted development rights for the erection, extension or alteration of a building, or any excavation or engineering operations. This was to enable the Council to control the spread of agricultural buildings and engineering operations on the smaller land parcels of individually owned agricultural land following the sale of Wilkswood Farm.

There are 3 previous planning applications which proposed temporary agricultural workers dwellings on the site.

- Planning application 6/2005/0592 was refused in August 2005 because officers considered that no agricultural case was submitted which justified a temporary dwelling on site.

- In August 2010, the Planning Committee refused an application (reference 6/2010/0043) to site a temporary agricultural workers dwelling and station six mobile free range chicken houses (300 birds in each). The application was refused because the Committee concluded it was not essential for the operation of the holding for an agricultural worker to permanently reside on the site. The applicant appealed against the decision to the Planning Inspectorate who dismissed the appeal in February 2011 after an informal hearing. The Inspector concluded that there was a firm intention and ability to develop the enterprise which he was convinced was planned on a sound financial basis. He was also satisfied that there was a requirement for a full-time worker. However taking into account the dispersed nature of the land holdings and the animals which Mr Young was proposing to farm, he was not convinced it was essential for a worker to be readily available at Nursery Bridge Farm at most times.
- A further application which proposed to station an agricultural mobile home on the site as temporary accommodation for an agricultural worker (reference 6/2013/0063) was withdrawn in May 2013.

In January 2012, the Council granted a lawful development certificate for a single caravan, as it was concluded, on the balance of probability, it had been on the land for more than 10 years and used as a:

- Canteen;
- Rest room;
- Site office;
- WC;
- Basic kitchen; and
- Store for paper work and animal medicine.

It can be used in a manner that is associated with, and ancillary to, the primary use of the land for agriculture. This caravan is in the wooded area in the south-eastern corner of the site.

Also of relevance is planning permission 6/2008/0237, which was granted at appeal in March 2009 to “Demolish existing agricultural building and erect new agricultural building”. This permission has been implemented within the last few years.

Pre-application discussions

A number of previous applications have been submitted for this site and officers have had some discussions with the applicant’s agent. It was advised that a robust agricultural appraisal should accompany any future planning application. No opinions have been expressed as to whether or not a proposal for a temporary agricultural workers dwelling would be supported.

Relevant issues for this application

Principle of development

National and local planning policies generally resist isolated new dwellings in the countryside. One of the limited exceptions to this includes dwellings for agricultural workers (paragraph 55 of the National Planning Policy Framework (NPPF) and Policy CO – countryside of the Purbeck Local Plan Part 1).

Paragraph 28 of Section 3 (Supporting a prosperous rural economy) of the NPPF advises that support should be given to economic growth in rural areas to create jobs and prosperity. In particular, support should be given to the growth and expansion of all types of business and enterprise in rural areas.

Government advice recognises some of the demands for agricultural workers dwellings are speculative resulting from applicants seeking to exploit the physical or financial advantages of a

new house in the countryside. Council's are advised to scrutinise such applications thoroughly in order to detect attempts to abuse the concession the planning system makes for such dwellings. Bullet point one of paragraph 55 of the NPPF makes it clear that there must be an essential need for a rural worker to live permanently at or near their place of work in the countryside for such a proposal to be supported.

There are no current national or local planning policies or specific guidance documents which clearly advise how council's should assess such applications. In assessing the 'essential need' requirement of current national policy for isolated new dwellings in the countryside, the Planning Inspectorate advises that cancelled Planning Policy Statement (PPS) 7 Annex A criteria and tests still have a valid role in assisting consideration of such applications. Advice contained in paragraph 12 of the Annex states that applications for temporary agricultural dwellings, whether on a newly-created agricultural unit or an established one, should normally for the first three years be provided by a caravan, a wooded structure which can be easily dismantled, or other temporary accommodation. The Annex suggested that applications needed to satisfy the following five criteria:

- I. Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- II. Functional need;
- III. Clear evidence that the proposed enterprise has been planned on a sound financial basis;
- IV. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- V. Other normal planning requirements, e.g. siting and access, are satisfied.

The applicant's agent agrees that cancelled PPS7 Annex A criteria and tests as detailed above can still be used in aiding the assessment of applications for permanent and temporary agricultural workers dwellings.

It has been the long-term aspiration of the applicant to develop an agricultural business to provide him with full time employment. In 2010 (application reference 6/2010/0043) his prime focus was to have a mixed livestock holding producing lamb, pork, beef and free range eggs. Since 2011 he has changed his business plans and the main (but not exclusive) focus of his business is now goat meat production. The applicant asserts it is essential for him to live on site to manage his business and care for his animals (particularly when the goats are kidding).

The applicant's proposals have been fully assessed by Roger Sewill who was commissioned by the District Council to undertake an independent agricultural appraisal of the merits of the application. Mr Sewill has met the applicant on two previous occasions in 2010 and 2013 when he visited the farm in relation to previous applications for temporary agricultural workers accommodation.

As previously stated, Mr Sewill and officers have been mindful of the criteria contained in cancelled PPS7 Annex A when assessing this application. The individual headings and officers comments are detailed below. In summary, officers raise no objection to the principle of a temporary dwelling for an agricultural worker at Nursery Bridge Farm. The NPPF test is that it must be proved to be essential for a worker to reside on site at all times.

Relevant Planning Policies:

National Planning Policy Framework:

Core Principles, Section 3 - Supporting a prosperous rural economy, Section 6 - Delivering a wide choice of high quality homes and Decision-taking.

Purbeck Local Plan Part 1:

SD - presumption in favour of sustainable development, LD - general location of development and CO - countryside.

Officers have also considered:

National Planning Practice Guidance - Determining a planning application.

Is it essential for the applicant to live on site at Nursery Bridge Farm?

In order to look at this in more detail, each of the five recommendations from the cancelled PPS7 Annex A are considered below:

I. Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions)

Mr Sewill notes he previously had concerns that Nursery Bridge Farm is too small to establish the proposed expansion of the business. However, by reducing the number and type of animals and focussing on niche market demands (particularly for goat meat), Mr Sewill judges that there is a firm intention and ability to develop the enterprise.

The applicant has constructed the large 'L-shaped' agricultural building in the last few years which means he now stores fodder at Nursery Bridge Farm. This is clearly a firm indication of his intentions to expand and develop his business. Mr Sewill has also been impressed by the applicant's agricultural knowledge and welfare of his animals in the three times he has visited Nursery Bridge Farm.

II. Functional need

A functional test is necessary to establish if it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times.

Previously, whilst officers considered it would certainly assist the applicant in the running of his agricultural business, they were not convinced it was essential for him to permanently live on the site. This was particularly due to the type of animals which he proposed to farm and the fact that for much of the year they would be located on other land away from Nursery Bridge Farm. This meant that the functional requirement to be on hand day and night would be limited to a few months of the year.

The difference now is that the nanny goats will, for the majority of the year, be based at Nursery Bridge Farm and be managed in a way to spread kidding out evenly throughout the year. In determining if there is a functional requirement to live on site, it is necessary to weigh up whether there would be any animal welfare issues by living away. In addition, the question needs to be asked if there are business constraints requiring an on site presence, for example, injury to livestock.

Taking into account the way the applicant is proposing to develop his enterprise, officers consider that there is a greater advantage in animal welfare management by him living on site than not. As the proposal is to run a commercial business, Mr Sewill deems this an essential need. In addition, to sell directly to customers/restaurants, there is a need for him to demonstrate he is achieving the highest possible animal care and food security. This again would be better achieved by living on site. There will also be the same issue for the beef cows, sheep and pigs. Whilst numbers are relatively small, the same principles apply.

Supporting letters accompany the application from one of the veterinary surgeons who is responsible for the care of Mr Young's animals. Other supporting information from individuals with significant experience in looking after goats and the broader needs of livestock are also provided. Officers understand that goats require a greater degree of intervention and caring for than many other farm animals, particularly during kidding. This is because goats generally have a very short labour period and extremely viscous amniotic fluids. This means that delivery can be easy for the doe but the newly born kids are often fully surrounded by these fluids. If a suitably trained individual is not present, the kids will drown.

Officers are also aware of an appeal decision which has similarities to the current application whereby temporary planning permission was granted for the siting of a mobile home at a goat farm due to the need to ensure adequate care of the animals. This enterprise had 63 goats, 30 meat goats, 38 laying hens and seven pullets. This number of animals is significantly less than Mr Young farms at present, and significantly less than the numbers he is proposing. The Inspector allowed this appeal and concluded that he was satisfied there was an essential need for an experienced worker to live on site.

The applicant rents a range of different parcels of land near to Nursery Bridge Farm on a range of letting agreements. It is not unusual for farm businesses to rely to varying degrees on rented land. It must be stressed that renting land in the locality is not key to Mr Young's business. The business could operate, if required, without any additional land although this is not the applicant's preference.

Labour on the holding is provided by the applicant Mr Young and his partner. Mr Young currently works 32 hours per week at a local garage however the agricultural business is dependent upon him working approximately 50 hours per week on the holding. He will leave his job at the garage if this application is granted planning permission so that he can develop his business as his agent has indicated in the submitted information.

The applicant's appraisal has set out that in taking account of all the enterprises there would be a requirement equivalent to 445 standard man days (SMD) to run all the enterprises and land. On the basis that 275 SMD equates to a full time holding, officers consider this demonstrates there is a need for a full time worker to be present on site at all times. Mr Sewill concurs with this.

III. Clear evidence that the proposed enterprise has been planned on a sound financial basis

The applicant has been trading for a number of years and it would have been beneficial for the consideration of this application if he could adequately demonstrate his business is financially sustainable. In the past he predicted that by now he would be in the position to demonstrate financial sustainability but this has not materialised.

It is advised that the backbone of the applicant's business will be goat meat with the sale (after breeding replacement) of up to 300-400 carcasses per year which will be sold for £9-£12 per kilo based on a 26kg dead weight carcass. This should yield in the region of between £50-£100 per carcass making an average annual profit of £26,000.

With the introduction of the other animals (beef, sheep, angora goats) and vegetable sales, income is anticipated to grow and it is advised that these enterprises will contribute a further £10-20,000 per annum to the overall business resulting in an overall average annual profit of between £36 – 46,000 per annum.

It is important however to reiterate that this application is for a temporary agricultural workers dwelling. The Inspector noted in paragraph 8 of his appeal decision on application 6/2010/0043 that *“Unlike in the case of permanent agricultural workers’ dwellings, PPS7 does not require demonstration that the business has been profitable and is now financially sound, so the lack of formal accounts is not a significant failing. I am satisfied that there is clear evidence of a firm intention and ability to develop the enterprise.”*

The applicant's agent considers that there is no test of financial viability for temporary agricultural workers dwelling under the NPPF. Reference is made to a High Court appeal decision [*R on the application of Embleton Parish Council & Anor v Gaston [2013]*]. In the decision, the Court noted that Government guidance was a material planning consideration. Relevant guidance was included in Planning Policy Statement (PPS) 7 before 27th March 2012 and in paragraph 55 of the NPPF thereafter. Paragraph 55 of the NPPF sets out the special circumstances which need to apply before planning permission can be granted for an isolated dwelling. These special circumstances include *“the essential need for a rural worker to live permanently at or near their place of work in the countryside”*. The Court accepted that this was *“significantly less onerous”* than the previous guidance under PPS7. The judge commented that; *“...I accept that the test*

under paragraph 55 of the NPPF is different from the test under Annex A, paragraph (iii) of PPS7. In particular I do not accept...that the NPPF requires that the proposal is economically viable...The NPPF test simply requires a judgement whether the proposed agricultural enterprise has an essential need for a worker to be there or near there”.

On the basis of the above, officers conclude that clear evidence that the proposed enterprise has been planned on a sound financial basis does not need to be submitted with this application for a temporary agricultural workers dwelling. It should also be noted that Mr Sewill who was commissioned to undertake an independent appraisal of the application advises that the applicant's current business model is significantly more robust and achievable than it was on previous applications.

IV. The functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned

Mr Young has lived part of his time at Norden, and part of his time as a lodger in Harmans Cross. He has no permanent accommodation, and cannot afford to buy or rent housing locally. He is, therefore, to a degree, itinerant. His money is invested in his business at Nursery Bridge Farm. There are no other dwellings on the site. Officers are not aware of any other dwellings in the immediate vicinity of Nursery Bridge Farm within sight or sound that are suitable and available for the applicant.

V. Other normal planning requirements, e.g. on siting and access, are satisfied

These are discussed in the section below titled 'Scale, design and impact on the character and appearance of the area which is in the Dorset AONB'.

Conclusion

The new consolidated farming business model is more realistic for the size of the holding and amount of away grazing land. Due to the revised kidding pattern and other animals kept, there is a greater functional need than previously for on site accommodation. For much of the year, there will be in excess of 500 head of livestock and 200 head of poultry on site.

Officers are satisfied that it has been adequately demonstrated that there is an essential need for the applicant to live on site at Nursery Bridge Farm for a temporary three year period to allow his business to develop and expand.

Relevant Planning Policies:

National Planning Policy Framework:

Core Principles, Section 3 - Supporting a prosperous rural economy, Section 6 - Delivering a wide choice of high quality homes and Decision-taking.

Purbeck Local Plan Part 1:

SD - presumption in favour of sustainable development, LD - general location of development and CO - countryside.

Officers have also considered:

National Planning Practice Guidance - Determining a planning application.

Scale, design and impact on the character and appearance of the area which is in the Dorset AONB

The scale of the proposed timber chalet is modest and its design is functional. Officers consider that the visual impact of the proposed structure would be quite limited considering its proposed positioning, the extent of tree screening and the existing influence of the newly constructed barn. This view is shared by the Dorset AONB Officer who raises no objection provided it has been proven that there is an essential need for the applicant to live on site.

Relevant Planning Policies:

National Planning Policy Framework:

Core Principles, Section 7 - Requiring good design and Decision-taking.

Purbeck Local Plan Part 1:

CO - countryside, D - design and LHH - landscape, historic environment and heritage.

Officers have also considered:

National Planning Practice Guidance - Design and natural environment.

Purbeck district design guide supplementary planning document adopted January 2014.

Drainage and flood risk

The Council's Engineer has no objection to the proposals, subject to the imposition of standard conditions related to dealing with surface and foul water.

Relevant Planning Policies:

National Planning Policy Framework:

Core Principles, Section 7 - Requiring good design, Section 10 - Meeting the challenge of climate change, flooding and coastal change and Decision-taking.

Purbeck Local Plan Part 1:

FR - flood risk and D - design.

Officers have also considered:

National Planning Practice Guidance - Flood risk and coastal change and use of planning conditions.

Other Planning Issues

Consideration has also been given to the following planning issues that are not key to this application.

Impact on the living conditions of the occupants of neighbouring properties

The site is located in an isolated location. The nearest residential properties are located a significant distance away.

Officers conclude the occupiers of no neighbouring properties would be demonstrably harmed. This is due to the nature and positioning of the replacement outbuilding, boundary treatments and distance from neighbouring properties.

Relevant Planning Policies:

National Planning Policy Framework:

Core Principles and Decision-taking.

Purbeck Local Plan Part 1:

D - design.

Officers have also considered:

National Planning Practice Guidance - Design.

Purbeck district design guide supplementary planning document adopted January 2014.

Highways and car parking

The access to the site is on a sharp bend off the busy A351 but this access is long established. The application has been fully assessed by the Highways Authority and they have confirmed that

they raise no objection. Officers do not consider that this proposal will result in a significant increase in traffic movements from the site. It is actually likely to result in a reduction in traffic movements because the applicant will not be constantly travelling to and from Nursery Bridge Farm.

Relevant Planning Policies:

National Planning Policy Framework:

Core Principles, Section 4 - Promoting sustainable transport and Decision-taking.

Purbeck Local Plan Part 1:

D - design and IAT - improving accessibility and transport.

Representations received

Who	Relevant points
Parish Council	No objection.
Dorset County Council – Highways Management	No objection.
Dorset Wildlife Trust	No objection.
Dorset AONB	Consider the visual impact of the proposal to be limited. Recommends that careful consideration is given to the application and if it can be proven that it is essential for the applicant to live on site, the landscape and visual impact of the proposed timber chalet is tolerable.

Neighbour comments received and case officer response

In addition to the representations above, the Council received 1 comment from neighbours and residents about this planning application. The representation is available in full on the Council’s website and this report addresses the key planning points that they raised. The following table sets out a summary of the key issues from the comments as well as the case officer’s response to them.

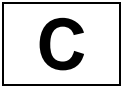
Issue	Case officer response
Lack of agricultural need	The application has been independently appraised by an expert who has been commissioned by the Council. Officers disagree that there is a lack of agricultural need and consider that there is an essential need for the applicant to live on site at his place of work. The temporary grant of planning permission for 3 years will, if approved, allow the Council to assess whether the business is sound and the essential need proven. These issues (amongst others) will need to be demonstrated before officers would consider recommending approval to any future application for a permanent agricultural dwelling on the land.

Community infrastructure levy

The development proposal is not liable to a community infrastructure levy charge as it relates to a temporary dwelling.

Appendix – Recommended planning conditions

1. The development must start within three years of the date of this permission.
Reason: To encourage development to take place at an early stage. This condition is required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development permitted must be carried out in accordance with the following approved plans: 1, 2, 3, Young/S25/1, Young/S25/2, Young/S25/3, Young/S25/4, Young/S25/5, Young/S25/6, Young/S25/7 and Young/S25/8.
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The occupation of the timber chalet shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a widow or widower of such a person, and to any resident dependants.
Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture and forestry.
4. This permission is limited to the period ending (ADD 3 YEARS FROM DATE OF PERMISSION) only.
Reason: This permission is given for a temporary period only to meet the specific requirements of this applicant.
5. Within one month of the expiry of this temporary permission, the structure / building (including the base on which it sits) must be completely and permanently removed from the land the subject of the permission.
Reason: The permission is given on a temporary basis only - at the expiry of that period there is no justification for the structure / building remaining on the land.
6. Before any groundworks start, a scheme for dealing with surface water drainage from the development must be submitted to and approved in writing by the Council. This must include details of the on-going management and maintenance of the scheme. The appropriate design standard for the drainage system must be the 1 in 100 year event plus an allowance for the predicted increase in rainfall due to climate change. Prior to the submission of those details, an assessment must be carried out into the potential for disposing of surface water by means of a sustainable drainage system (SUDs). The results of the assessment must be provided to the Council. The approved drainage scheme must be implemented before the first occupation of the timber chalet. It must be maintained and managed in accordance with the agreed details.
Reason: These details are required to be agreed before ground works start in order to ensure that consideration is given to installing an appropriate drainage scheme to alleviate the possible risk of flooding to this site and adjoining catchment land.
7. Before development starts a scheme of foul drainage must be submitted to and approved in writing by the Council. Such drainage works must be carried out concurrently with the development approved or as may be agreed in writing by the Council.
Reason: These details are required to be agreed before ground works start in order to ensure the development is adequately drained and does not increase the risk of flooding or pose a risk to public health or the environment.
8. Informative Note - Environment Agency. The Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014 apply to all sewage installations in England. The regulations apply to septic tanks and small sewage treatment plants. You are advised to



consult the Environment Agency (Tel 03708 506506) to establish whether your proposed discharge will require a permit or will be exempt. Further information can be found at <http://www.wte-ltd.co.uk/epp2.html>.

9. Informative Note - Matching Plans. Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has planning permission.

Building Regulation approval will be necessary for carrying out any drainage works and a separate application will be required for this.

10. Statement of positive and proactive working: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application: the application was acceptable as submitted and no further assistance was required; the application was approved without delay.

